

	PROPOSED BARRIER CURB
	PROPOSED DEPRESSED CURB
	DRAINAGE AREA LIMITS
	APPROXIMATE PONDING LIMITS
	POST-DEVELOPMENT AREA ID
	POST-DEVELOPMENT DRAINAGE AREA (ha)
	1.5 YEAR WEIGHTED RUNOFF COEFFICIENT
	PROPOSED FENCE / GUARD
	PROPOSED SITE LIGHTING
FFE	FINISHED FLOOR ELEVATION
T/FND	TOP OF FOUNDATION WALL ELEVATION
USF	UNDERSIDE OF FOOTING ELEVATION
	PROPOSED CONTROLLED FLOW ROOF DRAIN
DD	PROPOSED DECK DRAIN

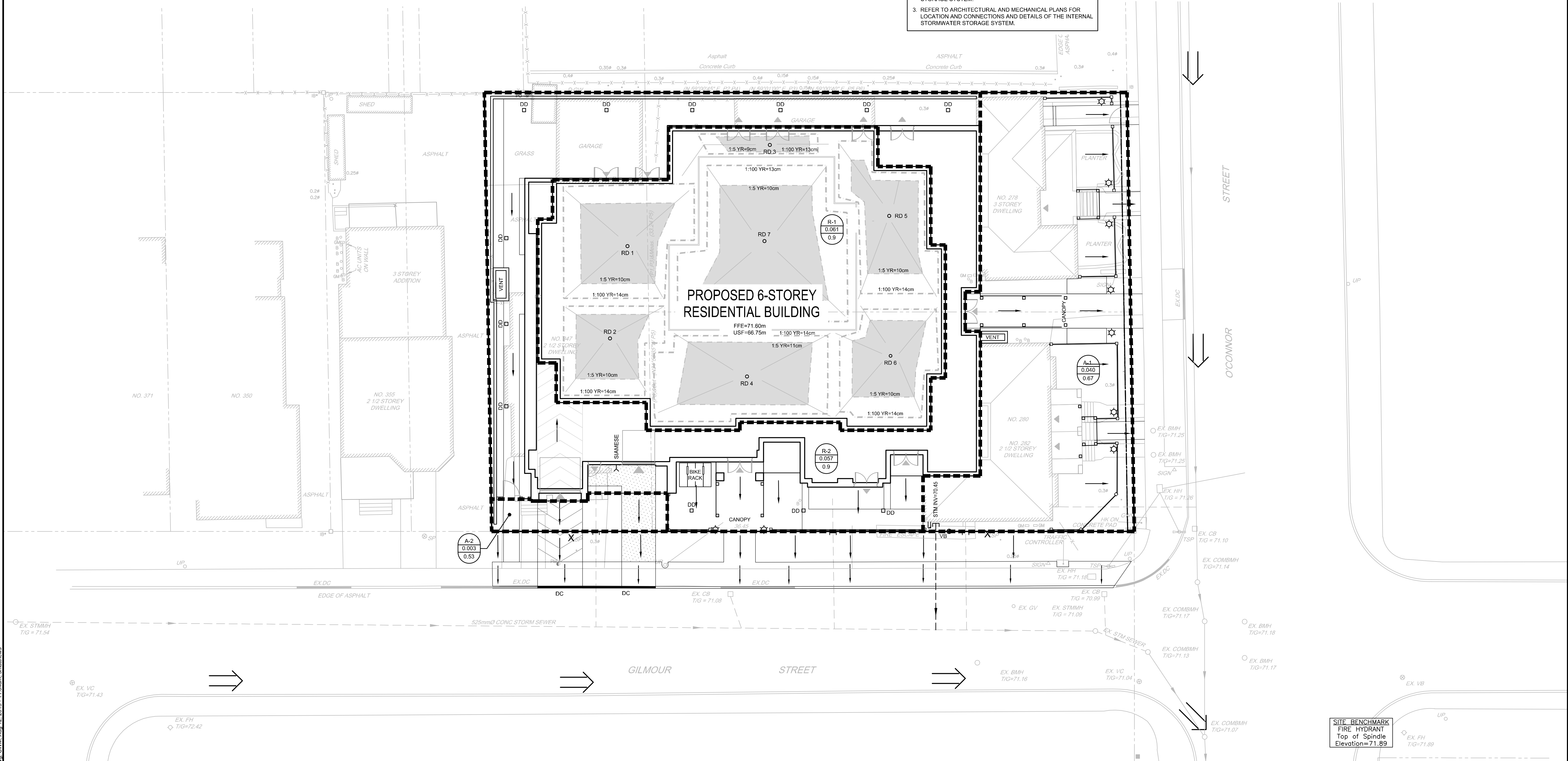
1. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
2. DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
3. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
4. BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$5,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS INSURED.
5. RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA AND ENGINEER.
6. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
7. ALL ELEVATIONS ARE GEODETIC.
8. REFER TO GEOTECHNICAL REPORT (P04799-1), DATED AUGUST 1, 2019, PREPARED BY PATERSON GROUP FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
9. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
10. REFER TO STORMWATER MANAGEMENT REPORT (R-2019-0105) PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD.
11. SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
12. PROVIDE LINE/PARKING PAINTING.

* REFER TO THE 'DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT' (R-2019-105) PREPARED BY NOVATECH FOR DRAINAGE AREA IDENTIFIERS AND STORMWATER MANAGEMENT DETAILS.

**ALL CONTROLLED FLOW ROOF DRAINS FOR THE PROPOSED BUILDING TO BE WATTS 'ADJUSTABLE ACCUTROL' ROOF DRAINS.

NOTES:

1. ALL DRAINAGE FROM AREA R-2 (PROPOSED AMENITY AREA DECK DRAINS AND ALL PATIO DRAINS) TO BE DIRECTED TO THE INTERNAL STORMWATER STORAGE SYSTEM. REFER TO THE ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS.
2. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT SIZE AND DETAILS OF INTERNAL STORMWATER STORAGE SYSTEM.
3. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR LOCATION AND CONNECTIONS AND DETAILS OF THE INTERNAL STORMWATER STORAGE SYSTEM.



NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS,
WATERMAINS, SEWERS AND OTHER
UNDERGROUND AND OVERGROUND UTILITIES AND
STRUCTURES IS NOT NECESSARILY SHOWN ON
THE CONTRACT DRAWINGS, AND WHERE SHOWN,
THE ACCURACY OF THE POSITION OF SUCH
UTILITIES AND STRUCTURES IS NOT GUARANTEED.
BEFORE STARTING WORK, DETERMINE THE EXACT
LOCATION OF ALL SUCH UTILITIES AND
STRUCTURES AND ASSUME ALL LIABILITY FOR
DAMAGE TO THEM.

OWNER INFORMATION
POLO IV PROPERTIES INC.
2120 WOODCREST ROAD,
OTTAWA, ONTARIO, K1H 6H8
c/o AK GLOBAL MANAGEMENT INC.
TONY KAZARIAN
PHONE: (613) 592-5960
tony.k@akmanagement.com

1:150

1:150

2 4 6

	SM
CHECKED	

	FST
GRAIN	

DRAWN
BF / SM

CHECKED	
	FST

FOR REVIEW ONLY



NOVA TECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6

Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
280 O'CONNOR STREET

DRAWING NAME
STORMWATER
MANAGEMENT PLAN

PROJECT No.

118074-00
REV

REV # 1

DRAWING No.

118074-SWM